

# ±1,300 SF Office Fit-Out For Lease

849 PAOLI PIKE, WEST CHESTER (WEST GOSHEN TWP), PA 19380



## LOCATION OVERVIEW

Strong performing Chipotle anchored center positioned along Paoli Pike, the main arterial road into West Chester, PA, the county seat and home to West Chester University (17,010 students).

## PROPERTY HIGHLIGHTS

- Community named to Money Magazine's 'Best Places to Live'
- Strong demographics and traffic counts
- Abundant parking and easy access to major roadways
- Shadow anchored with shared access to West Goshen Shopping Center
- Retailers include: LA Fitness, Acme, Fine Wines & Good Spirits, Chick-fil-A, and new anchor (Coming Summer 2025!)

## TENANTS INCLUDE:



## DEMOGRAPHICS\*

	1 MILE	3 MILES	5 MILES
Population	11,185	71,456	120,212
Average HHI	\$120,746	\$154,686	\$175,050
Employees	12,399	38,007	61,073

\*Sites USA 2025



**ARROW**

Real Estate Services

Admin: 717 Limekiln Road, Doylestown, PA 18901  
 HQ: 555 E. City Line Ave, Bala Cynwyd, PA 19004  
 610.400.3018 | ArrowRealEstateServices.com



**DAMON DIPLACIDO BROOKE HENNINGSEN**

215.275.1679

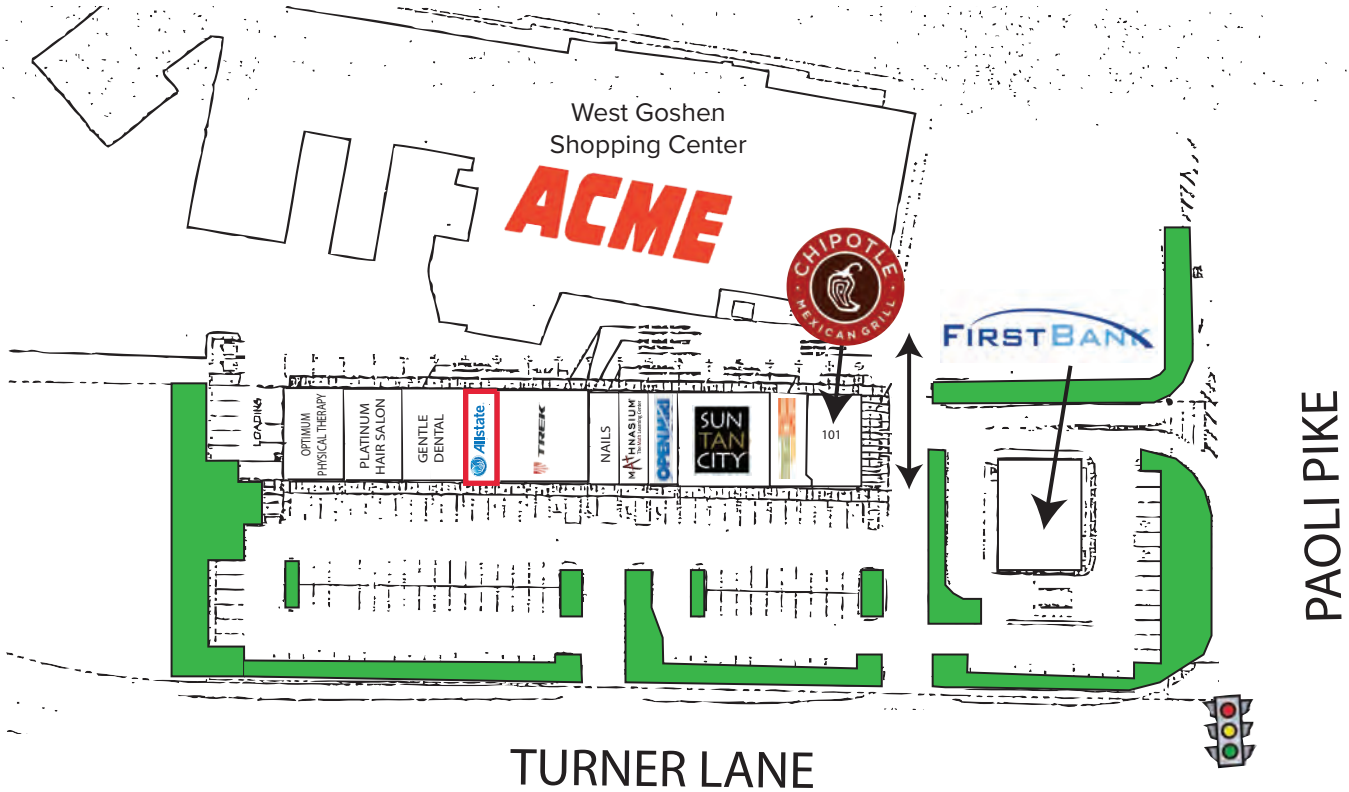
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Space #	Tenant	Space #	Tenant
101	Chipotle Mexican Grill	117 - 121	Trek
103	Tropical Smoothie	123	±1,300 SF Available
105	Sun Tan City	125 & 127	Gentle Dental
111	Open MRI	129 & 131	Platinum Hair Salon
113	Mathnasium	133 & 135	Optimum Physical Therapy
115	Express Nails & Spa	849	First Bank



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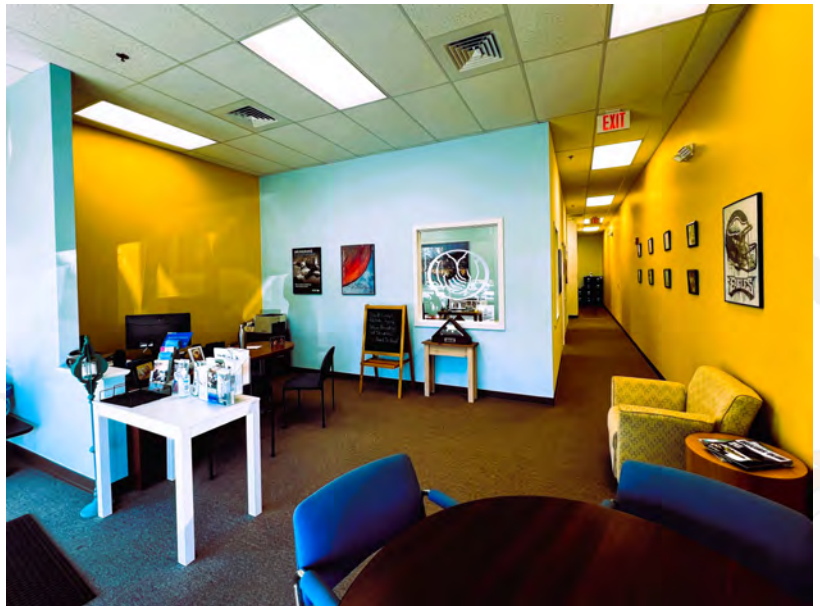
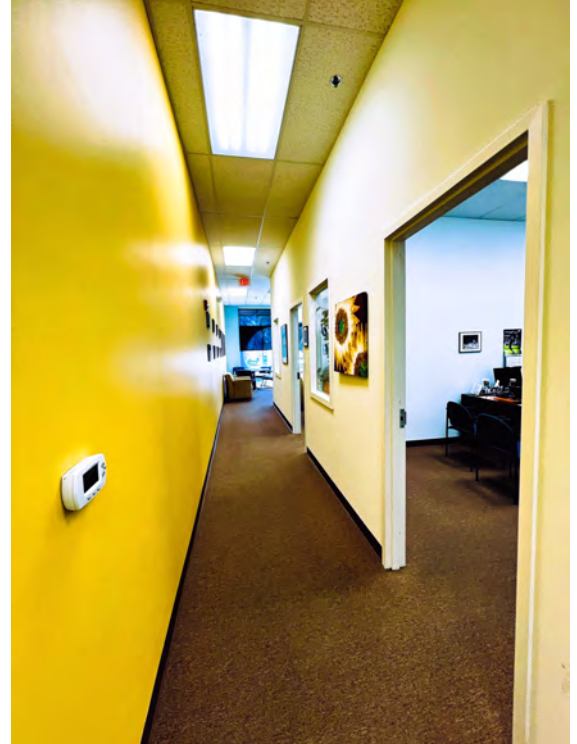
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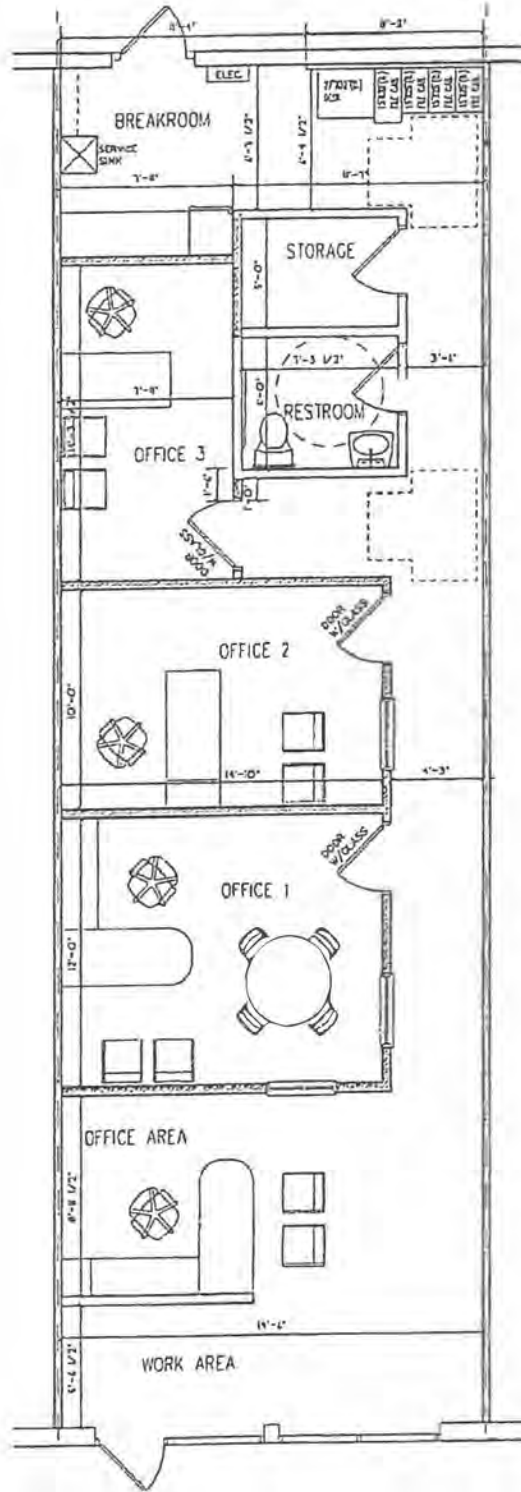
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# Turner Square

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Turner Square

CHIPOTLE MEXICAN GRILL

TREK

SUN TANCITY

MATHNASIUM  
The Math Learning Center

tropicalCAFE  
SMOOTHIE

LA FITNESS ACME

PET SUPPLIES PLUS STAPLES

FINE WINE & GOOD SPIRITS

National Retail Anchor  
(Opening Aug 2025)

Chick-fil-c  
Opened  
Dec 2024

WELLS FARGO

23,773 VPD

82,572 VPD

Paoli Pike

202